

### Construction Materials

**Foundations:**

Designed for 125 x 125 H5 timber pile foundations.  
4 rows with piles at 1.650 max centres.  
Sub floor bracing to be designed to suit siting when consented with relevant Building Consent Authority.

**Bearers:**

4 rows of bearers of 2/ Ex 150 x 50 H3.2 treated, machine gauged.

**Floor Joists:**

140 x 45 MSG8 H1.2 treated Kiln dried

**Perimeter Joists:**

140 x 45 MSG8 H3.1 treated. K.D.

**Flooring:**

Strand board flooring 3.600 x 1.200 x .20mm.  
Glued and screwed

**Framing:**

90 x 45 MSG8 Kiln dried H1.2 treated

**Lintels:**

Sizes as per plan. MSG8 H1.2 KD framing

**Trusses:**

Trusses H1.2 treated

**Purlins:**

75 x 50 H1.2 R.S.

**Fascia:**

Pre primed 180 x 19 H3.1 KD. F.J. Pine

**Roof:**

Coloursteel Endura in corrugate

**Spouting:**

Coloursteel ¼ round

**Downpipes:**

Marley PVC.

**Windows:**

Aluminium powder coated. Double glazed. Tint available.

**Cladding:**

Hardies weatherboard 240x7.5mm

**Soffit :** Hardies 2400 x 600 x .45mm

**Insulation:** Ceilings Earthwool R3.6,

Exterior Walls Earthwool R2.4, Under floor Expol R1.4

**Interior linings:**

Ceilings. 13mm standard gib fixed to 70x35 Timber Battens  
.600 centres

**Walls:**

10mm standard gib fixed horizontally.

**Interior doors:**

MDF. Paint quality.

**Door hardware:**

Ezy set Plymouh

**Window and door jambs:**

FJ pine for architraves

**Gib cove:**

55mm

**Architraves:**

40mm FJ pine. Bevel or bullnose

**Skirting:**

60mm FJ pine. Bevel or bullnose

**Wardrobe shelving:**

Plastic coated wire

**Linen shelving:**

Plastic coated wire

**Kitchen:**

Melteca cabinets and doors. Laminate bench top with stainless steel sink insert.

**Plumbing:**

Pipework Rehau

**Waste pipes:**

PVC

**Bath:**

Englefield Duo for shower over bath or Sorrento (bath only)

**Laundry tub:**

Aquatica Laundra Tubbie

**HWC:**

Rheem 180L mains pressure

**Pan and Cistern:**

Englefield Ruby couple/closed S pan. Ceramic Cistern.

**Vanity:**

Raymor Projex 750

**Tapware:**

Methven kitchen mixer, basin mixer,

shower mixer/diverter

Methven bath spout and slide shower rose.

**Shower**

Premiere Acrylic shower with glass door

### Electrical

**Meter box:**

To exterior (position to be determined when siting)

Switch board in laundry.

**Electrical Fittings**

LED Down lights: 14 Two Ways: 1 Double Power Points: 10

Single Power Points: 2 Fridge Point: 1 TV Point: 1

HWC connection: 1 Stove Outlet: 1 Phone Jack: 1

### Schedule of Finishes

**Exterior**
**Hardie Plank & Soffit:**

Three coat paint system

**Windows:**

Powder coat colour

**Fascia**

Three coat paint system

**Spouting:**

Pre finished coloursteel

**Roof:**

Pre finished coloursteel

**Interior**
**Ceilings / Gib cove:**

Three coat paint system (flat paint)

**Walls:**

Three coat paint system . ( wipeable)

**Interior doors:**

Semi Gloss Enamel paint finish

**Window and door jambs:**

Semi Gloss Enamel paint finish

**Architraves and skirtings:**

Semi Gloss Enamel paint finish